ADD2020-00027 Lee County ePlan

CIVIL ENGINEERING
TDM
CONSULTING, INC.

43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086

RENAISSANCE SOUTH RPD – TRACT H

NARRATIVE OF REQUEST

Renaissance South RPD was rezoned in 2002 via Zoning Resolution Z-02-008A. The Schedule of Uses permitted by the zoning resolution are typical of most golf course communities and include numerous amenities such as an 18-hole golf course, clubhouse, tennis courts, swimming pool, fitness center, etc. In addition to the golf course, The Club at Renaissance provides several golf pros to its members, including Bobby Clampett, who is famous for his Golf Academy. The Bobby Clampett Golf Academy would be open to Renaissance members and guests, with on-site accommodations. Those accommodations would consist of group quarters to be located in the proposed expansion of the Clubhouse. The applicant intends to add a second floor above the cart storage area for a Rooming House (group quarters). Per LDC Sec. 34-2: *Rooming house means a residential building used, or intended to be used, as a place where sleeping or housekeeping accommodations are furnished or provided for pay to transient or permanent guests or tenants in which less than ten and more than three rooms are used for the accommodation of such guests or tenants, but which does not maintain a public dining room in the same building or in any accessory building*. Building elevations and a floor plan are included with this application. A total of six bedrooms (eleven beds) are proposed, but no kitchen is provided. It should be noted that the Clubhouse does have a public dining room; however, per discussions with zoning staff, Rooming House is the closest "use" and per LDC Sec. 34-620, the Director has the authority to make such decisions.

The applicant is not proposing to change the Master Concept Plan or the Site Development Regulations set forth in Zoning Resolution Z-02-008A. Lee County staff has requested the density to be calculated using Hotel/Motel (LDC Sec. 34-1802). Per the attached Density Calculation Exhibit, a maximum of three (3) dwelling units are proposed. Per Condition #3 of Z-02-008A, the combined density of the Renaissance North RPD and the Renaissance South RPD may not exceed 500 dwelling units. The Renaissance North RPD is permitted a maximum of 300 dwelling units (Z-01-041) and the Renaissance South RPD is permitted a maximum of 260 dwelling units (Z-02-008A). As of the date of this application a total of 388 dwelling units have received development order permitting. The addition of three (3) dwelling units does not exceed the density limitations set forth in the previous zoning resolutions. A preliminary density calculation is included with this application.

Per LDC Sec. 34-373(c) Amendments to built planned developments, *"the applicant will be the owner of the subject property and the consent of the owners of the remainder of the original planned development will be unnecessary. However, these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property"*. The applicant/property owner is

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Worthington of Renaissance, LLC, the same applicant/property owner of the original zoning application Z-02-008A. Therefore, proof of notice is not required.

Land Development Code Compliance

The zoning resolution for Renaissance South RPD includes a Schedule of Uses that is typical of most golf course communities in Southwest Florida. In addition to the single and multi-family residential uses, private club, golf course, and recreational facilities are also permitted. The applicant is proposing to add "Rooming House" to the Schedule of Uses for the Clubhouse Area (Tract H) of the Renaissance South RPD. Tract H is identified as the Clubhouse & Recreation Tract on the Renaissance Plat (included with this Submittal).

Per Zoning Resolution Z-02-008A, the Clubhouse Parcel has the following Property Development Regulations:

Minimum Lot Size:

Lot Width	As depicted on MCP
Lot Depth	As depicted on MCP
Lot Area	As depicted on MCP
Max. Building Height	35 feet/2 stories
Max. Lot Coverage	40 percent

Minimum Setbacks:

Front (street)	25 feet
Side	15 feet
Rear	25 feet (5 feet for accessory structure)
Waterbody	25 feet (10 feet for accessory structure - except as permitted by Deviation 9)

A Development Order was issued for the Clubhouse Parcel (Tract H) in 2001 via DOS2001-00017 and the tract is largely built out. The applicant intends to add a second story to the golf cart storage barn, which is attached to the Clubhouse building. No changes are proposed to the buffers, open space, or setbacks. In addition, the development exceeds minimum parking requirements to no additional parking will be necessary. A color rendering of the remodeled building along with floor plans are included with this submittal. No changes to the property development regulations or the Master Concept Plan are proposed.

Tract H is located on the east side of Renaissance Way. Portions of the golf course are located between Tract H and the nearest residential tracts to the east (located along Monteverdi Way and Via Lago Way). The nearest residential tract to the west is located along Terabella Way, which is across the parking lot and fitness center/pool on Tract H. Please see the attached Exhibit showing the distance to the nearest residential lots (500± feet to Monteverdi Way lots, 375± feet to Via Lago Way lots, and 150± feet to Terabella Way lots).

The 9.6-acre Clubhouse Area (Tract H) contains the Clubhouse, golf storage barn, swimming pool, fitness center, tennis courts, pickleball courts, bocce ball, and parking lot. The Club at Renaissance has several golf pros on site. One of the instructional courses offered is the Bobby Clampett Academy, which is available to Renaissance members and guests. The applicant would like to offer on-site accommodations to the golfers participating in the Academy. Per the Lee County Land Development Code, this type of accommodation is considered a Rooming House. The type

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of use, and the restrictions placed on that use, is consistent with the other amenities offered to the residents of The Renaissance community and members of The Club at Renaissance. The proposed use is compatible with the existing uses on the Clubhouse Tract (Tract H) and also with the Renaissance South RPD in general. The distance between the proposed use and the nearest residential uses is over 150 feet away from Tract H; and even further away from the Clubhouse expansion.

Condition #5 of Zoning Resolution Z-02-008A states that *"Prior to local development order approval, the site must be surveyed specifically for Big Cypress fox squirrels. If fox squirrels are confirmed on-site, the developer must submit a management plan for the Division of Planning/Environmental Sciences Staff review and approval"*. A Development Order (DOS2001-00017) was issued for this development and a management plan would have been required at the time of DO approval if Big Cypress fox squirrels were found on site. In addition, the site is completely built-out with a FLUCFCS Code of 180 - Recreational (Golf/Tennis Clubhouse Facilities). The FLUCFCS Code determines that a protected species survey is not required for this zoning amendment application.

Lee Plan Compliance

The development is located in the Daniels Parkway Planning Community. Per the Lee Plan, this community is considered one of the primary gateways to Lee County and much of the existing vacant land will be developed into low density gated communities.

The subject property has a Future Land Use classification of Outlying Suburban. Per Lee Plan **Policy 1.1.6**, the *Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre to three dwelling units per acre. Bonus densities are not allowed*. Adding the proposed use of Rooming House, with a maximum of six bedrooms/eleven residents equals an additional three dwelling units. The proposed use will have minimal impacts to the density of the overall development and is consistent with the density limitations set forth in Z-02-008A. This is consistent with Lee Plan **Policy 1.1.6**.

As stated previously, this is a built planned development. In addition, the proposed use is to be located within the expanded clubhouse building. As such, this request is consistent with Lee Plan **Objective 2.1: Development Location**, which promotes contiguous and compact growth patterns to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patters where large tracts of land are by-passed in favor of development more distant from services and existing communities. This request is consistent with **Policy 2.1.1** and **Policy 2.1.2**.

Per Lee Plan **Objective 2.2: Development Timing**, new growth is directed to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. This is an existing, built planned development. Urban infrastructure is already in place with the surrounding roadway network and central water and sewer lines. The nearest fire/EMS station is located approximately 2 miles to the west on Daniels Parkway and the nearest Sheriff's station is located approximately 1.5 miles to the east of I-75 on Intercom Drive. This is consistent with **Policy 2.2.1.**

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The property has a future land use classification of Outlying Suburban, where the standard density is between one and three dwelling units per acre. Tract H is 9.60 acres, so the addition of three dwelling units equals 0.31 dwelling units per acre. Urban services and infrastructure are in place and this proposed request encourages compact and efficient growth patterns. This is consistent with **Policy 2.2.2**.

Lee County Utilities (LCU) provided a Letter of Availability for this zoning amendment application. Per LCU, potable water and sanitary sewer lines are in operation adjacent to the property and there is sufficient capacity to serve the proposed development. However, there are no reuse mains in the vicinity of the parcel. This is consistent with Lee Plan **Standards 4.1.1, 4.1.2, and 4.1.3.**

The applicant is proposing to amend an existing residential planned development (RPD) to add another residential use, Rooming House, to the approved Schedule of Uses (limited to Tract H). The property is mostly built-out and is located where urban services are available and adequate. No physical constraints or hazards exist. This is consistent with **Objective 5.1** and **Policy 5.1.2**.

Lee Plan Policy 5.1.5 protects existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. The existing zoning resolution, Z-02-008A, permitted conventional single-family dwelling units and multi-family buildings. The Schedule of Uses did not permit any other types of non-traditional residential uses, including bed and breakfast, boarding house, group quarters, or rooming house. However, the proposed use has come about at the request of the Renaissance members and golfers attending the Bobby Clampett Golf Academy. Because "The Club at Renaissance" is an upscale development with single-family homes valued at well over one million dollars, the applicant has located the proposed use on a single tract (Tract H), well away from nearby traditional single-family homes. The Demonstration of Compatibility Exhibit includes a map showing the distance from Tract H to the nearest residential lots. This distance is measured from Tract H, not from the actual Rooming House location, which would be a much greater distance. The applicant has demonstrated throughout this application that the proposed use is compatible with the existing residential uses. This is consistent with **Policy 5.1.5**.

No changes to the Master Concept Plan or Property Development Regulations are proposed, including open space. Tract H is the Clubhouse/Recreation Area tract, which is open and available to all residents of The Club at Renaissance. As a golf course community, there are numerous golf cart paths throughout the community and a sidewalk along Renaissance Way. This is consistent with **Policy 5.1.7**.

Lee Plan **Objective 124.1** is to protect and conserve the natural functions of wetlands and wetland systems by maintaining wetland protection regulations. **Policy 124.1.2.2** states that *no development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development Orders and Development Permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.* **Policy 124.1.2.7** states that *the density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of 1 dwelling unit per 20 acres. Non-residential uses on wetlands that have been impacted, or will be impacted, in accordance with a stage agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use*

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category. Lee Plan Map 1, Future Land Use Map, identifies 24% of Tract H as Wetlands future land use category. However, impacts to those wetlands were approved via the Development Order for Tract H (DOS2001-00017) and the associated state permits (Environmental Resource Permit #36-04076-P). The entire tract is completely built-out and the attached FLUCFCS Map identifies the FLUCFCS Code as 180 – Recreational (Golf/Tennis Clubhouse Facilities). This is consistent with Lee Plan **Policy 124.1.2.2 and Policy 124.1.2.7**.

The applicant has demonstrated that this Zoning Amendment:

- Complies with the Lee Plan;
- Complies with the Land Development Code;
- Is compatible with existing and proposed uses in the surrounding area;
- There is sufficient access to support the proposed use/density;
- Will not adversely affect environmentally critical or sensitive areas or natural resources;
- Will be served by urban services; and
- The proposed use or mix of uses is appropriate at the proposed location.

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DENSITY CALCULATIONS

Zoning Resolution Z-02-008A permits a maximum of 260 dwelling units on 162.4± acres in the Outlying Suburban and Wetlands Future Land Use categories. Per Zoning Resolution Z-02-008A, Condition #3: The combined density for the Renaissance North RPD and the Renaissance South RPD may not exceed 500 dwelling units. Currently, Renaissance North RPD and Renaissance South RPD have development order permits for a total of 388 dwelling units combined.

The applicant is proposing a six (6) bedroom "Rooming House" on Tract H. The floor plan provided with this application provides a maximum of eleven (11) beds. At Lee County staff's direction, density for the proposed use is to be calculated using Hotels and Motels, LDC Sec. 34-1802.

LDC Sec. 34-1802(4):

- **Three rental units with 425 square feet or less of total floor area equals one dwelling unit.**
- **Two rental units with a total floor are of 426 to 725 square feet per unit equals one dwelling unit.**
- **Each rental unit with a total floor area exceeding 725 square feet equals one dwelling unit.**
- **Where lock-off accommodations are provided, each "keyed room" will be calculated as a separate rental unit.** (None of the rooms will have lock-off accommodations.)

Per the floor plans provided with this application, the unit size of each room is listed below.

- Unit 1: 576 square feet
- Unit 2: 489 square feet
- Unit 3: 365 square feet
- Unit 4: 371 square feet
- Unit 5: 372 square feet
- Unit 6: 379 square feet

Dwelling units 425 square feet or less = 4 divided by 3 = 1.33 dwelling units
Dwelling units 426 – 725 square feet = 2 divided by 1 = 1 dwelling unit

A total of 3 dwelling units are proposed on Tract H, which is 9.60 acres. The proposed density on Tract H is 0.3125 du/ac. (3du/9.60 acres = 0.3125 du/ac)

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- Maximum number of dwelling units permitted via Zoning Resolution Z-002-08A for Renaissance North and Renaissance South combined = 500
- Current number of dwelling units constructed/permitted for Renaissance North and Renaissance South combined = 388
- Remaining number of dwelling units available for Renaissance = 112
- Total number of dwelling units proposed: 3

The Renaissance RPD has not maxed out it's permitted density. The applicant is proposing a maximum of three (3) dwelling units, which is allowed per the zoning resolution. The proposed density is consistent with the Outlying Suburban Future Land Use category and Zoning Resolution Z-02-008A.

RENAISSANCE SOUTH RPD – TRACT H
DISTANCE TO NEAREST RESIDENTIAL LOTS/TRACTS

